

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R41786

Property Information

property address: 1002 S TEXAS AVE
legal description: SMYTHE #1, BLOCK F (PT OF)
owner name/address: HI-LO AUTO SUPPLY INC #56
% REAL ESTATE DEPT
PO BOX 1156
SPRINGFIELD, MO 65801-1156
full business name: O'REILLY'S AUTO PARTS
land use category: COMM. RET. type of business: AUTO PARTS STORE
current zoning: SC-B occupancy status: OCCUPIED
lot area (square feet): 36112 frontage along Texas Avenue (feet): 114
lot depth (feet): 320 sq. footage of building: 7362
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 19 FT. # of stories: 1
type of buildings (specify): METAL-STEEL
building/site condition: 5 - WELL MAINTAINED
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____
approximate construction date: 1983 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: BILLBOARD/ELECTRIC
overall condition (specify): GOOD
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 53
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: ~17x9 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: GOOD
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

